



DRAFT

Design District Review Team

MINUTES

January 12, 2009
Committee Room
Second Floor, City Hall

- Members Present:** Danny Cultra, Planning – alternate
Teri Danner, Planning
Chris Dickey, Economic Development – alternate
Joe Jackson, City Appointee
Anne Kramer, Planning – alternate
Henri Prosperi, County Appointee
Doreen Sanfelici, General Services (Vice Chair)
Sara Young, Planning
- Members Absent:** John Compton, Appearance Commission
Alan DeLisle, Economic Development (excused)
Kevin Lilley, General Services/Urban Forestry (excused)
John Paces-Wiles, General Services – alternate (excused)
Ed Venable, Public Works
- Staff Present:** Steve Cruse, Planning
Joanne Gordon, Planning
- Guests Present:** Tucker Bartlett, Scientific Properties
Natalie Cashber, DUB Studios
Timothy Hillhouse, O'Brien/Atkins
Travis Hicks, O'Brien/Atkins
Steve Hess, Scientific Properties
Chris Johnson,
Adrian Matlock, O'Brien/Atkins
Jonathan Parsons, O'Brien/Atkins
Michael Piper, DUB Studios
Ademola Shobande, Durham County Engineering
George Stanziale, HadenStanziale, PA.
Mike Tarrant, HadenStanziale, PA.
Frank Turner, O'Brien/Atkins
Glen Whistler, Durham County Engineering

I. Vice Chair Sanfelici called the meeting to order at 1:39 p.m.

II. Approval of Minutes

MOTION: To approve the minutes from December 8 and 11, 2008 (Mr. Jackson, Ms. Young, 2nd).

ACTION: Motion carried, 6-0 (Mr. Dickey not yet present)

III. Adjustments to the Agenda

None.

IV. Site Plan Re-reviews

Van Alen [Formerly Mangum Street] (D0700513)

Scientific Properties and HadenStanziale presented their project to the Team. The current proposal included the understanding that any changes to the buildings or approved plan will require a Site Plan Amendment and corresponding DDRT approval (level of amendment to be determined by changes made to the approved plan).

While the Team acknowledged that significant progress had been made since the last presentation of this project to the Team, many standards and issues were not addressed in today's presentation. Issues discussed for the applicant to complete were being more specific with materials selection (1.2.5), and provide more details so the Team may verify that this project meets the standards of the Guidelines. Mike Tarrant of HadenStanziale said that the project will use brick, metal panels, and glass with horizontal brick bands.

Specifics requested as part of the approval were a favorable recommendation to DRB for additional height (UDO section 4.8.5B.1.a) and a waiver for the location of benches within the streetscape (2.2.8f).

The applicant was asked to provide more information regarding how this project was meeting the following standards:

- 1.1.3l, m (urban public space, particularly for the corner of Jackie Robinson Drive and Roxboro Road);
- 1.1.11h (minimize street frontage of parking lots);
- 1.1.13f (wrap ground level parking with retail, particularly for Jackie Robinson Drive and Roxboro Road and for the portion of the deck that will terminate the shopping area);
- 1.2.6g (70% ground floor shall have pedestrian uses);
- 1.2.8h (vertical window elements);
- 1.2.12b (Design Elements, particularly awnings and canopies); and
- 1.2.13j (screening of utility areas).

The applicant requested approval of this site plan with a special condition that before the building permit is issued, each building would return to the DDRT for approval of its design. Several members of the team were not comfortable with this proposition. The applicant will return to the Team in two weeks, to demonstrate response to the following requests.

1. Provide more specificity for material selections.
2. Respond to these specific site plan issues:

- a. Block C parking deck: Show view of southeast corner from the Hwy. 147 off ramp illustrating design and additional efforts to “beautify” the structure based upon its potential to be a gateway to downtown
 - b. Block C parking deck: Illustrate intention to enhance view of parking deck from Dillard Street/Driveway A (Shopping Street).
 - c. Loading area screening: Show detailed elevation illustrating design, materials, and application of sliding gates
 - d. Open space: Illustrate how we intend to make the designated open space along S. Roxboro Street useable
 - e. Landscaping along sewer easement: Illustrate landscaping intent based upon comments regarding useable open space and “gateway beautification”
 - f. Utility Screening: Illustrate method and materials for screening utilities/mechanical equipment located outside on the ground and/or on the roofs
3. Itemize a list of requested waivers.
 4. Itemize a list of additional requests.

MOTION: To defer the case until January 26, 2009. (Ms. Danner, Mr. Jackson 2nd)

ACTION: Motion carried, 7-0

Durham County Justice Center (D0800181)

Jonathon Parson and Travis Hicks from O’Brien Atkins gave the DDR Team an update of the first round of comments which included an updated landscape plan, transparency calculations and modifications to the east facade of the parking garage to create a more pedestrian scale.

MOTION: To approve site plan with waivers 1.1.13c, 1.1.13f, 1.2.6g & 1.2.9a as presented. (Mr. Jackson, Mr. Dickey 2nd)

ACTION: Motion carried, 7-0

V. Unfinished Business

None

VI. New Business

Election of Officers

MOTION: To defer for two weeks. (Mr. Prosperi, Ms. Young 2nd)

ACTION: Motion carried, 7-0

VII. Adjournment

The meeting was adjourned at 4:11 p.m.

Respectfully submitted,
Joanne Gordon